

# Lot 7

£83,925 Per Annum  
Exclusive

## 45, 45A & 45B The Broadway, Mill Hill, London, London Borough of Barnet NW7 3DJ

Attractive Freehold Bank, Retail & Residential Investment



### Key Details

- Affluent London Suburb
- Bank let to Santander UK PLC on a new 3 year lease (1)
- Comprises Bank, Shop & Flat
- VAT-free Investment

### On Instructions of a Major Property Company

#### Location

Miles: 10 miles north-west of Central London  
3 miles north of the north circular  
5 miles south of the M25

Roads: A1, M1

Rail: Mill Hill Broadway (Thameslink)

Air: London Luton, London Heathrow

#### Situation

Mill Hill, a popular London suburb is located approximately 10 miles north-west of the Central London. The property is prominently located on the north side of The Broadway, Mill Hill's main shopping destination, less than 200 metres from Mill Hill Broadway Train and Bus Station. Nearby occupiers include M&S Simply Food, Costa, Tesco Express, Iceland and various independent cafes, shops and restaurants.

#### Description

The property comprises a bank, retail unit and 3 bedroom flat. The flat is 3 bedrooms and separately accessed from the rear.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Six Week Completion

#### Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

#### Viewings

There will be no internal viewings of the property due to Covid-19.

### Tenancy and accommodation

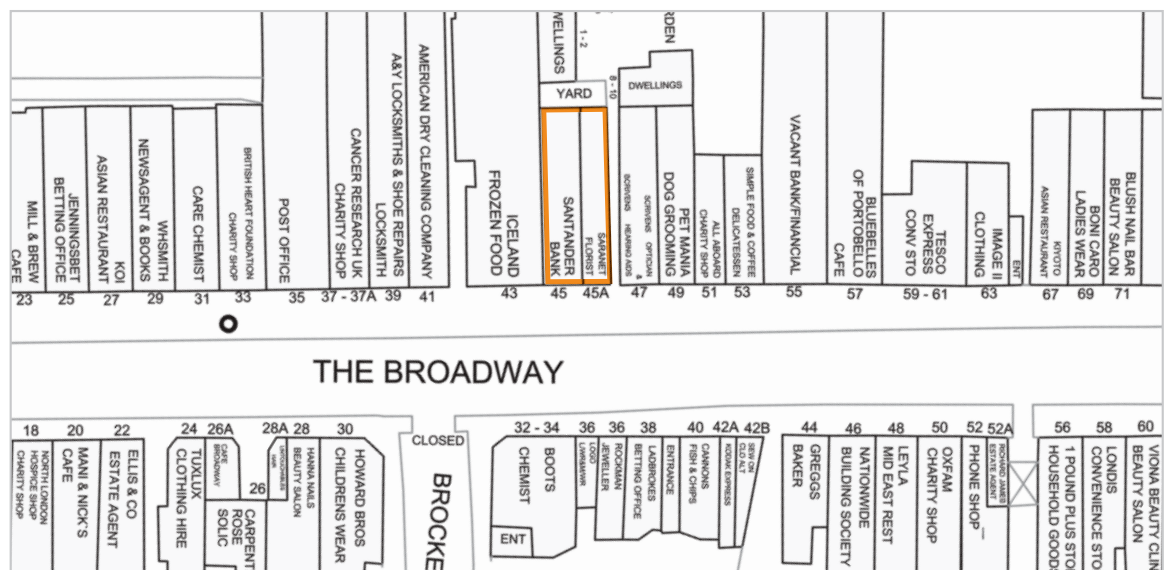
Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Banking	150 sq m (1,615 sq ft)	SANTANDER UK PLC (2) (3)	3 years from 25/12/2020 (1)	£53,000	(24/12/2023) (1) (3)
Ground First	Retail Residential	56 sq m (602 sq ft) 96 sq m (1,033 sq ft) - 3 bedrooms	INDIVIDUAL	15 years from 13/03/2008	£30,925 (4)	(12/03/2023)
<b>Total</b>		<b>302 sq m (3,250 sq ft)</b>			<b>£83,925</b>	

(1) Tenants option to determine on 25th December 2021 & 25th December 2022

(2) For the year ending 31st December 2019, Santander UK PLC reported a turnover of £7,224,000,000, a pre-tax profit of £1,012,000,000 and shareholders funds of £15,857,000,000 (Source: NorthRow 19/01/2021).

(3) Please note this branch is on Santander's bank closure list announced on 26 March 2021

(4) Rent Deposit held of £15,520



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**Acuitus**  
Peter Mayo  
+44 (0)20 7034 4864  
+44 (0)7833 459 318  
Peter.mayo@acuitus.co.uk

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
george.goucher@acuitus.co.uk

**Seller's Solicitors: Addleshaw Goddard LLP**  
Dawn Mayne  
+44 (0)161 934 6478  
Dawn.Mayne@addleshawgoddard.com